

**CITY OF GUNNISON LAND DEVELOPMENT CODE, CHAPTER 15, TABLE 7-4
SCHEDULE OF DIMENSIONAL STANDARDS**

Dimensional Standard	R-1	R-1M	R-2	R-2M	R-3	B-1	CBD	C	I
Max. Density (units/acre)	3.5	6	12	16	30	12	N/A	16	N/A
Min. Lot Size (sq. ft.)	8,000	6,250	6,250	6,250	6,250	6,250	No Req	8,000	6,250
Min. Lot Frontage	64'	50'	50'	50'	50'	50'	No Req	50	50
Max. Lot Coverage: Structures	40%	40%	40%	45%	45%	40%	100%	50%	60%
Max. Lot Coverage: Uncovered Parking/Access	10%	10%	15%	20%	40%	15%	No Req	40%	30%
Min. Landscape Area	50%	50%	45%	35%	15%	45%	No Req	10%	10%
Min. Setback From Side Lot Line	10'	5'	5'	5'	5'	5'	No Req	5'	5'***
Min. Setback From Rear Lot Line: Principal Bldg.	25'	10'	5'	5'	5'	5'	No Req	5'	5'***
Min. Setback From Rear Lot Line: Accessory Bldg.	5'	5'	5'	5'	5'	5'	N/A	N/A	N/A
Min. Setback From Front Lot Line	15'	15'	15'	15'	15'	15'***	No Req	15'	0'
Max. Building Height	35'	35'	35'	35'	35'	35'	35'	35'	35'
Min. Building Width	24'	24'	20'	20'	20'	24'	No Req	No Req	No Req
Min. Floor Area (sq. ft.)	1,000	750	650	650	500(m.f.) 300 (eff.)	650 (m.f.) 300 (eff.)	500 (m.f.) 300 (eff.)	500(m.f.) 300 (eff.)	No Req
Min. Storage Area (sq. ft.)*	No req	No req	No req	32	32	32	32	32	No Req

Notes: * The minimum storage area standard applies to multi-family dwelling units.

** If the property adjoins a residential zone district, setbacks on the side and rear lot line shall be the same as those in the residential zone.

*** Parking not allowed within front setback area in B-1 District